

SUPERIOR TOWN CENTER

FINAL DEVELOPMENT PLAN 4 (BLOCK 14, Lots 1-32) &

FINAL DEVELOPMENT PLAN 5 (PARTIAL BLOCK 26, Lots 1-19)

SUPERIOR TOWN CENTER FILING 1B REPLAT 5 AND BLOCK 14 1.469 ACRES

SITUATED IN THE NW 1/4 OF SECTION 19, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF
THE 6TH PRINCIPAL MERIDIAN, TOWN OF SUPERIOR, COUNTY OF BOULDER, STATE OF COLORADO

STC METROPOLITAN DISTRICT #1

PLAN NARRATIVE

Narrative Rationale / Description of the Proposal

April 12, 2018

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Introduction

This application seeks to support the Downtown Superior vision by helping to create a vibrant, healthy, sustainable and pedestrian-oriented community for the Town of Superior. The proposed residential land use complies with the land use plan for Planning Area 3 approved with Superior Town Center PD Amendment #3. The buildings comply with number of stories outlined in the building mass diagram (1-3 stories) and the height of the buildings are oriented well below the view shed.

The interconnected streets and pedestrian-scale block patterns proposed with this application will integrate into the overall urban design of Downtown Superior. The site design will facilitate pedestrian-oriented connections to trails and bike paths within the community as well as the larger region. Mid-block pedestrian pass throughs / paseos, combined with enhanced crossings will facilitate the community access to the planned central green and community park.

By orienting this new growth near existing and planned infrastructure, the compact development pattern will encourage walking and biking, as well as the use of alternative modes of transportation. This application has been designed to be a walkable community adjacent to transit and a multimodal transportation network will promote health and sustainability.

Parking ratios outlined in the approved PD Amendment #3 for the project have been met and exceeded with this application (including guest parking). This, combined with planned storage areas within the homes, will help keep cars parked inside garages, off of the street, and free up more on-street parking spaces.

Build-to setback requirements have been met aside from one area along Discovery Parkway where an 8-foot wide utility easement and substantial site topography require an additional setback to accommodate for retaining walls and stairs to access these units. There is also an easement along Village Green Way which necessitates an additional 6" setback. This will help to form an urban edge with buildings fronting the streets, as well as a pedestrian pass through / paseo through the center of Block 14. This will allow homes to live toward the street, and allow vehicular circulation and guest parking to be located within the alley.

Final Development Plan & Plat

This Final Development Plan ("FDP") is for development of the northern portion of Block 26, and all of Block 14. This FDP is located within Planning Area 3 of the Superior Town Center (Preliminary Development Plan Amendment #PD-A-2013-1 approved August 20, 2013). This FDP complies with the planned landscape, architectural themes and site design included in the approved Preliminary Development Plan Amendment from 2016 ("Approved PDA #3") and the associated Design Guidelines. All of the proposed materials and finishes meet the requirements established in those documents for Planning Area 3 of Superior Town Center. Please reference the FDP for more detailed information. A summary of the proposed improvements has been provided in the sections below. The FDP will be accompanied by a separate and concurrent Preliminary / Final Plat.

Site Plan

The principal features for FDP are the 51 residential units (8 two-story and 43 three-story) included within the project area:

1. Residential Units: The construction of 19 residential units within the northern portion of Block 26 and the construction of 32 residential units for a full build-out of Block 14.
 - a. A portion of Block 26, (Lots 1-19) fronting onto Discovery Parkway. Units have front doors facing the street and alley-loaded garages served from internal alleys/lanes.
 - b. All of Block 14, (Lots 1-32) with 20 of the units facing adjacent streets and 12 units facing an internal green and pedestrian sidewalk. Units have front doors on the respective streets and internal greenspace, with alley-loaded garages served from internal alleys/lanes.
 - c. These units will be for sale. Construction of houses will start on the southwest corner of Block 14. Construction is expected to proceed within Block 14, and then proceed on to Block 26, Lots 1-19. Townhome buildings will be constructed and occupied as they are built and served by applicable public infrastructure and access. Note that this is a preliminary schedule and is subject to change.

2. Street and Pedestrian Circulation:

This FDP will respect the street circulation patterns established by previously approved FDPs.

- a. Private concrete “Lanes” will be constructed in the interior of each block. These Lanes provide fire and vehicular access to each residential unit. These Lanes will be owned and maintained (including snow removal) by a Superior Town Center Metropolitan District.
- b. The Lanes will be 26 feet wide to also function as fire department Aerial Apparatus Roadways.
- c. Buildings will be set back from the Lane by a minimum of 3 feet, thus providing a minimum of 32 feet distance between buildings.
- d. The plan includes air conditioning units located in the alley section. Where necessary, bollards could be provided to protect the air conditioning units in areas where vehicles will travel.
- e. The driveway pavement surface between the Lane and the residential garage door will be privately owned and installed by the Builder. The driveways will be differentiated from the Lane by a control joint (separate concrete pour).
- f. Alley access for Block 26 (Incline Lane) will provide vehicular access to Lots 1-19. This will allow the alley-loaded lots to front onto Discovery Parkway. At the time of this submittal, it is the applicant’s understanding that the portion of Block 26 located to the south / southwest of Incline Lane (not part of this FDP) will be front-loaded single family detached units which will have access from Central Park Way.
- g. Certain townhomes within Block 14 have been designated to be accessible per C.R.S. 9-101-5 (Title IX). An accessible route to the public right of way has been

provided

- h. Pedestrian circulation is provided in the public ROW adjacent to each block.
- i. Pedestrian connections have been integrated from the perimeter streets into the interior of Block 14 in order to facilitate pedestrian access to the common area greenspace planned in Tract E (Central Green), and access to Discovery Parkway through the center of Block 26.

Below is a section view of the pedestrian accessway through Block 14 (Outlot C)

Outlot C Looking Northwest from Discovery Parkway



3. Lots & Outlots: The plat creates building lots and outlots. Building lots are the individual properties that will be transferred to the builder and then sold as fee-simple lots to private entities (3rd party homeowners) after the houses are constructed. Outlots will be owned and maintained by the Superior Town Center Metropolitan District. Outlots, all of which are open to public use, will provide pedestrian access at strategic locations within the site. These areas will be landscaped and may or may not include sidewalks, depending on location and grade. These common area outlots are intended to benefit the surrounding community.

LAND USE				
RESIDENTIAL LOTS (FEE SIMPLE)	32	1.05 AC	19	0.66 AC
OUTLOTS (DISTRICT OWNERSHIP)	3	0.42 AC	2	0.52 AC
TOTAL AREA OF FDP BOUNDARY		1.47 AC		1.18 AC

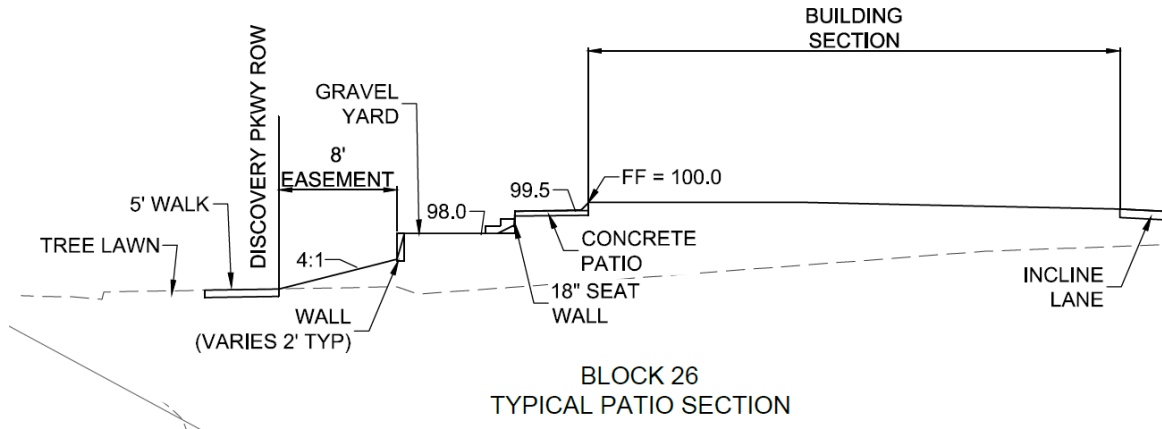
4. Right-of Way and Streetscape Improvements Not in the Scope of this Project: The right-of-way and streetscape improvements that are not a part of this project, but will need to be constructed at the same time as this project, include the following road segments:
 - a. Discovery Parkway extending between the west & east side of Central Park Way.
 - b. Village Green Way extending from Discovery Parkway to Promenade Drive.
 - c. Promenade Drive extending from Village Green Way to Central Park Way.
 - d. Central Park Way extending from Promenade Drive to Discovery Parkway.

SITE		
LANDSCAPING / OPEN SPACE / WALKS (PUBLIC)	0.338 AC = 23.0%	0.149 AC = 12.6%
LANDSCAPING / OPEN SPACE / WALKS (PRIVATE)	0.052 AC = 3.5%	0.351 AC = 29.7%
PAVED SURFACE (PUBLIC)	0.365 AC = 24.8%	0.370 AC = 31.4%
PAVED SURFACE (PRIVATE)	0.265 AC = 18.0%	0 AC = 0%
PLATTED LOT AREA	1.05 AC = 71%	0.66 AC = 56%
PLATTED OUTLOT AREA	0.42 AC = 29%	0.52 AC = 44%
TOTAL	1.47 AC = 100%	1.18 AC = 100%

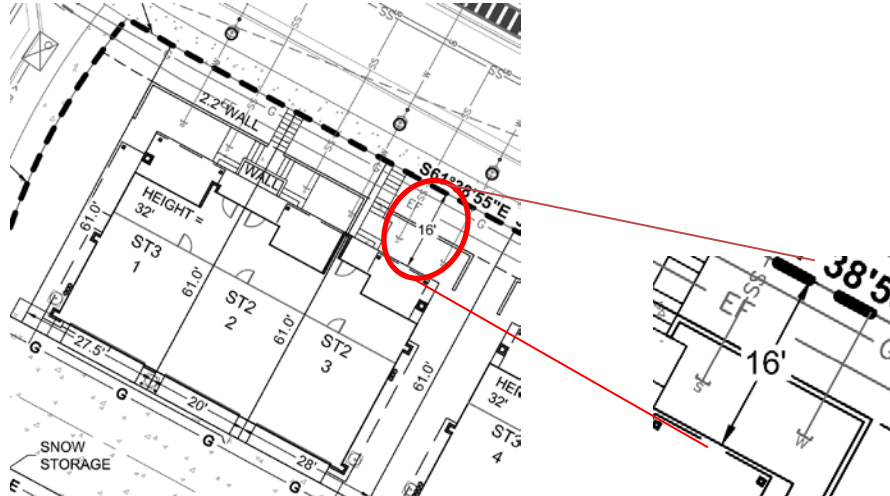
5. Easements: The plat also dedicates easements for public utilities and access. Sight triangle easements are also defined to restrict placement of structures or landscaping within areas that would obstruct sight lines at the intersections of lanes and sidewalks. Blanket (overall) easements have been placed on all outlots to allow for public access to sidewalks and amenities within the outlots. (Refer to Plat notes, and FDP Site Plans)
6. Fire Lanes: Fire access lanes have been designated as a minimum of 26 feet wide to function as "Aerial Apparatus Roadways" per the Rocky Mountain Fire Protection District. The aerial apparatus roadway is required where buildings exceed 30 feet in height. Turning movements for the largest expected fire apparatus and fire hydrant placement are depicted within the FDP. (Refer to FDP Site Plan and Utility Plan sheets)
7. Setbacks: The required building setbacks for Blocks 14 and 26 are set forth in the Approved PA#3. Building setbacks are a combination of 0'-0" (minimum) to 15'-0" (maximum) and 2'-0" (minimum) to 8'-0" (maximum). The PD does not establish required rear yard, side yard, or front yard setbacks from internal private streets or Outlots.
 - a. The setbacks proposed for this FDP fall within the minimum/maximum ranges set forth in the Approved PDA#3 for street frontage.

- b. The only exception is the area along Discovery Parkway where an existing utility easement combined with significant topography/grading constraints will require a variance to allow a setback of 16' (+/-) from property line (note: there is a jog in the property line at lots 13 and 14 where the setback becomes 24' (+/-) for half of lot 13 and all of lot 14). Refer to the site section for Block 26 shown below (also included on the Drainage Plan sheet of the FDP) as well as the plan view exhibit provided below that.

Block 26 Section – Example Setback from Discovery Parkway



Block 26 Plan View – Example Setback from Discovery Parkway



SETBACKS	REQUIRED	PROPOSED	REQUIRED	PROPOSED
VILLAGE GREEN WAY	2' MIN 8' MAX*	8.5' PROPOSED	N/A	N/A
DISCOVERY PARKWAY	2' MIN 8' MAX	2' MIN 8' MAX	2' MIN 8' MAX*	16'/24.5' PROPOSED
CENTRAL PARK WAY	2' MIN 8' MAX	2' MIN 8' MAX	N/A	N/A
PROMENADE DRIVE	0' MIN 15' MAX	2' MIN 8' MAX	N/A	N/A

*SETBACK EXCEPTION REQUESTED TO ACCOMMODATE EXISTING EASEMENTS FOR POWER DISTRIBUTION.

8. Parking – Block 14: Parking for Block 14 is provided internal to the site. There are 32 units with two bedrooms. The approved zoning (Approved PDA#3) requires 1.50 spaces per unit (48 parking spaces required) which will be satisfied through a combination of one and two car parking garages that will provide 60 garage spaces (4 of the 32 units on Block 14 will be one car garages). Approved PDA#3 zoning requires 0.1 visitor parking spaces per unit (3.2 spaces) which has been accommodated with a total of four visitor spaces. These visitor parking spaces are provided along Meridian Lane.
9. Parking – Block 26: Parking for Block 26 is provided internal to the site. There are 19 units with two bedrooms. This requires 1.50 spaces per unit (29 parking spaces required) which is satisfied through a combination of one and two car parking garages which will provide 37 garage spaces (1 of the 19 units on Block 14 will be one car garages). Approved PDA#3 zoning requires 0.1 visitor parking spaces per unit (1.9 spaces). A total of 6 visitor parking spaces have been provided internally within the block along Incline Lane.
10. Overall Site Parking Includes:
 - a. Two spaces within each residential unit in the garage for 46 of the units. One-and-a-half spaces in 5 of the units
 - b. Four parallel parking spaces have been provided within the Block 14 interior
 - c. Six, parallel parking spaces have been provided within the Block 26 interior
 - d. The required visitor parking for Blocks 14 and 26 will be provided internally
 - e. The current design exceeds all parking requirements for this FDP

PARKING REQUIRED				
	FINAL DEVELOPMENT PLAN NO. 4 (BLOCK 14)		FINAL DEVELOPMENT PLAN NO. 5 (PARTIAL BLOCK 26)	
PARKING RATIO PER P2013-1	UNITS PROPOSED	SPACES REQUIRED	UNITS PROPOSED	SPACES REQUIRED
2 BEDROOM - 1.50 SPACES PER UNIT	32	48	19	29
GUEST SPACES - .10 PER UNIT	0	4	0	2
TOTAL	32	52	19	31
PARKING PROVIDED				
	FINAL DEVELOPMENT PLAN NO. 4 (BLOCK 14)		FINAL DEVELOPMENT PLAN NO. 5 (PARTIAL BLOCK 26)	
PARKING SPACE TYPE	SPACES PROVIDED	PERCENTAGE OF TOTAL PARKING PROVIDED	SPACES PROVIDED	PERCENTAGE OF TOTAL PARKING PROVIDED
INTERNAL PRIVATE GARAGE	60	94.0	37	86.0
INTERNAL BLOCK VISITOR SPACES	4	6.0	6	14.0
TOTAL	64	100	43	100

11. Hardscapes & Paving: Paving materials and finishes comply with Section 4.6 and Appendix D of the Design Guidelines. Alleys and sidewalks are proposed to be concrete paving.
12. ADA Accessibility: ADA accessible routes have been provided throughout the site. Colorado Title IX accessibility point requirements have been met with the accessible / visitable units on

- Block 14. The accessible route is illustrated with an asterisk line type on the FDP to designate accessible paths internal to the site and along the perimeter adjacent right of way.
13. Snow Storage & Snow Removal: Snow storage will be provided in landscape areas at the end of the lane sections for both Block 14 and Block 26. Landscape will include materials tolerant to seasonal weather conditions such as grasses and ground shrubs. The location for transformers and other utility structures has been selected to maximize available space for snow storage. Snow shall only be stored in designated areas where plant material and branches will not be negatively impacted. Snow removal in the outlot parcels will be a function of the District.
 14. Trash/Recycling: Trash and recycling services will be accommodated within individual private lots. Trash and recycling bins will not be placed in public view, with the exception of the service day. The width and turning radii of the lanes, which have been designed to accommodate fire trucks also accommodate trash trucks.
 15. Mail: The design of the mail kiosks (location, access, number of cluster box units and parcel lockers) have been coordinated with USPS to ensure that they meet the USPS requirements. The mail kiosks will be provided in centralized locations to serve the residential units. The mail kiosk locations will require approval by the USPS once addresses have been assigned to each of the units. The USPS mail kiosks are available in 4, 8, 12, 13, and 16-unit lockers. In some cases, the mail kiosk associated with a group of units, has more slots than units due to logistics and availability of the types of kiosks. The units and kiosks have been grouped in locations that will be convenient to each residence. Placement of the mail kiosks is proposed in outlot parcels for both Block 14 and Block 26. Parking is provided in the immediate vicinity of the kiosk location which meets ADA requirements. Landscape enhancements are provided in the area of the mail kiosks to reflect the public nature of the space.
 16. Traffic Study: This FDP is consistent with the land uses included in the Superior Town Center Traffic Impact Analysis, prepared by LSC Transportation Consultants, dated July 23, 2013. The traffic report is developed based on residential density identified in the Superior Town Center PUD. The Superior Town Center PUD Amendment No 3 identified an overall project density maximum of 1400 residential dwelling units. This project is developed in conformance with that maximum density.
 17. Signage: Street signage will be installed according to the Town of Superior regulations. There are no proposed monument signs associated with this application.

Architecture

The architectural composition, use of materials, and sustainability is complementary to the Town of Superior's guidelines for the Superior Town Center ("Downtown Superior") and complies with the

18. Residential Typologies:
 - a. The two-story "Courtyard" (CY) building plans are attached townhomes with basements. There are 4 CY1s (2 bedroom, 1,450 SF +/-), and 4 CY2s (main floor master bedroom, 1 bedroom on the second floor + loft, 1,900 SF +/-). These residential product types are consistent with the sizes of Residential Typology

I: “Urban Villas” which are allowed from 1,200 - 1,900 SF.

- b. The three-story “Stacked Townhome” (ST) building plans are attached townhomes. The STs are all 2-bedroom units will be a mix of ST1 units (2 bedroom, 1,299 SF +/-), ST2 units (2 bedroom, 1,521 SF +/-), and ST3 units (2 bedroom + loft, 1,714 SF +/-). These residential product types are consistent with Residential Typology J: “Townhomes” which are allowed from 1,200 - 2,500 SF
- c. In accordance with Section 8.1 of the STC Design Guidelines, the number of unit types are identified to provide the ability to meet the demands from home buyers in multiple market segments so that a variety of household types are also achieved for the community.

19. Architectural Design:

- a. The form and scale of the building architecture reinforces the mixed use, urban character of the streets and parks
- b. The architecture for the Downtown Superior project has been designed around a mix of unit types and building configurations. Unit sizes range between 1,300 and 2,100 square feet for the 2-story, plus basement, 4-plex Courtyard Rowhomes; and 1,300 to 1,700 square feet for the 3-story Stacked Townhomes of 3, 4, and 5-plex variations (3-story units do not have basements). As a primary focus of Thrive Home Builders, the architecture has been designed to maximize energy efficiency through high-performance design features such as super-insulated exterior walls and high efficiency building systems, while providing the owners with the open floor plan that is desired, interior finishes that they are familiar with and ample outdoor spaces for entertaining
- c. Each of the building types use both lap and panel board siding of varying sizes and profiles in addition to a contemporary stone veneer at vertical support elements and at various locations on the buildings in order to maximize its impact. We have selected a simple gable roof for the Stacked Townhomes to maximize the area available for solar PV and reduce the building height. Along the length of the building, the roof forms are broken to accommodate foundation steps and site conditions, which will provide a non-symmetrical shift to the building geometry and offers subtle variation from one building to the next. A simple gable roof was also used for the Courtyard Rowhomes as the dominant roof form, along with accent shed roof at designated locations to provide the room necessary for PV panels. Finally, with a sophisticated color palette and articulation of materials through trim details and other design elements, the Superior Town Center project promises to be an attractive option not only for the design conscious home buyer, but also those seeking to minimize their ecological footprint when choosing to purchase a new home.

20. Color and Materials:

- a. Perspectives, colors and materials for proposed residential product are depicted in an attachment to the FDP submittal. The scale, texture and pattern of exterior building materials have been carefully considered by incorporating building components that are appropriately scaled and consistent with the residential character of the design.
- b. Each of the 4 color schemes has a rich, earth-based tone as the primary ‘color’ in

shades of green, red, purple, and blue. The secondary and tertiary selections, while intentionally culled from a gray 'family' of color, have no replication of tones between schemes, i.e.: each scheme is unique, while still presenting the 'kindred nature' of the original design intent

- c. The palette was designed to have a consistent relationship, or thread, throughout each of the color schemes (the secondary and tertiary tones) with each scheme punch with a rich, colorful, primary tone for a more obvious differentiation between schemes. Grays have a mix of cools and warms, as suggested, and there has been an addition of several lighter tones to enhance the contrast of the painted materials per building. There are two colors of the same profile of stone that affect the application of the secondary and tertiary body colors: the darker stone color is paired with the lighter secondary color, with a midtone color as the tertiary spec, while the lighter stone color is paired with a richer secondary color, and a lighter tertiary tone. This creates a more distinct variation of color between schemes and, therefore, buildings. The variety of colors per scheme, as well as application strategy differences based on masonry color, allows for a more diverse and sophisticated presentation on the street and the other three sides.
- d. Gutter and downspout colors are intended to be painted in the color of the adjacent material they are attached to, i.e.: gutters in Fascia color and downspouts to match adjacent body colors. Window and door trim has been intentionally painted in the adjacent body color with the intention of achieving a more simplified, modern look. Trim colors at entries and for upper decks are specified in the black accent color for application on columns, beams, deck skirt, and railings. Color scheme sheet has been revised. Gutters and downspouts are intended to be painted to match the material which they are set against in order to limit their visual impact.

21. Building Height: All areas of the FDP are within the 3-Story (32' Maximum Height) zone designated on the Approved PDA #3. The 3-story townhomes have been designed with a gable roof and the floor plate dimensions have been carefully evaluated. Building heights included in this FDP:

- 2-story CY max proposed height from finished floor = 26'-9 ½"
- 3-story ST height referenced in this submittal = 31'-8"

Note that different options were evaluated for building height of the 3-story ST building type. At the Concept Hearing in July, a roof design was presented which would have maximized solar orientation for roof-mounted solar panels. The monoslope pitch roof that was show at this meeting resulted in a building height of 39' to the highest point. The feedback provided was that it may be acceptable to exceed 32', but that 39' was considered to be too tall even if it was below the view plane.

- a. Option 1 - Flat Roof: 32' tall building height
 - i. This option would allow floor plate dimensions (floor to ceiling) that are consistent with the surrounding residential market, both for sale and rental
 - ii. Flat roofs provide liability issues due to drainage
 - iii. Flat roofs are not allowed by the guidelines

- iv. To get under 32' building height, we have to reduce the pitch of the roof to 2/12. If we increase this pitch, it will improve the solar panel (photovoltaic) performance
- b. Option 2 – Gable Roof with reduced floor plate heights and reduced roof pitch: 32' tall
 - i. This option would include an 8' first floor, 9' second floor, and 7' third floor for a total height of 31'-8" at the highest point.
 - ii. To get under 32' building height, we have to reduce the pitch of the roof to 2/12
 - iii. While the reduction in height is nearly imperceptible from the exterior appearance, the interior of the home is significantly affected.
 - iv. We design open floor plans. Reducing ceiling heights detracts from the openness and cause them to be less appealing to buyers. The market expects certain floor plates and ceiling heights
 - 1. Remington has 10' first floor, 10' second floor, and 9' third floor for a total height of 39' at the highest point
 - 2. Wonderland has 9' first floor, 9' second floor, and 9' third floor, 8' fourth floor for a total height of 49' at the highest point
 - 3. Apartments like Harvest Station have 9' and 10' ceiling heights in their units
 - v. There are issues with building code clearances due to the reduced floor plate heights:
 - 1. 8' garage plate means the dropped mechanical soffits are not possible as is. Would likely need to run ducts into garage space.
 - 2. 8' main level plate heights (i.e., 8' ceilings), with our current dropped soffits for mechanical, would put the soffit ceiling at 6'-8".
 - 3. IRC Section R305.1 – habitable spaces shall have a ceiling height of not less than 7'
- c. Option 3 – Gable Roof with floor plates that are consistent with the market: 35'-2" tall
 - i. With 3 additional feet, we can utilize a 9' first floor, 10' second floor, and 8' third floor for a total height of 35'-2" at the highest point. As indicated above, the residential homebuyer expects certain floor plates and ceiling heights
 - ii. A 9' first floor will allow for a taller front door which will enhance aesthetics of the front elevation
 - iii. A 9' first floor will allow for taller windows which will allow more natural light into the home and also enhance the aesthetics from the outside on all sides of the building
 - iv. A 9' first floor ceiling height would allow for an 8' garage door (as opposed to a 7' door). A 7' garage door could lead to issues for tall cars with roof racks. If these vehicles don't fit in the garage, there could be more people parking outside and on the street
 - v. Additional ceiling height in the garage will allow for additional storage, more space for vehicles

- vi. A 10' second floor also allows for taller windows (more natural light, enhanced 4-sided architecture). The use of windows and other architectural features will create patterns that reinforce the Downtown Superior rhythms, scales and proportions
- vii. A 10' second floor is more livable, facilitates an open feeling with adequate volume of space, in and is ultimately what buyers want
- viii. We design open floor plans. Reducing ceiling heights detracts from the openness
- ix. If we increase the 2/12 pitch, it will improve the solar panel (photovoltaic) performance. The tilt angle of the photovoltaic (PV) array is the key to an optimum energy yield. PV arrays are most efficient when they are perpendicular to the sun's rays
- x. If we increase the 2/12 pitch will facilitate better roof drainage
- xi. Increased roof pitch will enhance the aesthetics of the building, and give it a more residential design. The design of the roof form and other related elements such as roof material, color, and trim will now be an integral part of the architecture and consistent with the Downtown Superior character
- xii. The height of 35'-2" is within the 10% administrative relief for additional building height
- xiii. The height of 35'-2" is 20 feet below the view shed from the south

Section – View Shed



Sustainability:

- 22. Energy Efficiency Certifications: These units focus on making energy efficient and healthy homes accessible to all home buyers. Using third-party certifications and inspections, smart design, and a high standard Thrive has made it a standard practice to provide a superior product to a wide audience. These homes are expected to achieve:
 - a. EPA Energy Star for Homes Label
 - b. EPA Indoor AirPLUS Label
 - c. US DOE Net Zero Energy Ready Certification
 - d. Minimum LEED Silver Certification
- 23. Standard Building Practices: Thrive Home Builders standard building practices put our homes a step above with an anticipated minimum of 70 Green Points, leaps and bounds above the required 20 points under the Superior Green Building Program. These standard building

practices include:

- a. Advanced building system with super insulated double 2x4 walls to achieve
- b. Tankless water heater with learning recirculating pump
- c. High performance Carrier 92% Efficient Gas Furnace
- d. Low-E Double Glazed Windows with a typical U-Value of 0.3 or less
- e. Southeast & Southwest roof orientations for improved solar energy generation.
- f. 100% LED Lighting

24. The Science of Building and Energy Modeling: With years of experience Thrive have developed standard practices that provide the highest value to our home owners resulting in energy efficient, low CO2 emission, healthy, cost effective homes. With years of experience Thrive have developed standard practices that provide the highest value to our home owners resulting in energy efficient, low CO2 emission, healthy, cost effective homes. The results from initial energy modeling shown below speak volumes to these efforts:

- a. HERS Score of 30 or less among all unit types
- b. Over 20% reduction in energy usage compared to 2015 IECC
- c. Negative CO2 emissions when including solar generation
- d. Over \$700 in annual energy savings compared to an average U.S. Home
- e. Expected average monthly heating and cooling costs of less than \$10

Landscape Design

25. Landscape Plan and Aesthetics: The Landscape Plans for the FDP show the plantings proposed for the project area. The plans designate the locations and species for each tree, shrub, ornamental grass, perennial, and define sidewalks. Areas to be seeded with native grasses or which are to be seeded/sodded with manicured turf grasses are also shown. The Plant List tabulates the sizes and numbers for each proposed plant. Notes describe the proposed landscape materials (mulch, seed mixes, etc.). The landscape plans include species from the Design Guidelines as well as the Town of Superior approved plant list. Due to climatic and space conditions, plants from the Town of Superior approved plant list have been specified to promote plant diversity and meet the needs of the site.
26. Low Water Use: The landscape plan is primarily composed of low-water use plant species. Some medium-water use trees species have been specified to provide variety and take advantage of more narrow growth habits in smaller planting areas. The concept aims to maximize color throughout the seasons and integrate plants that have long blooming periods.
27. Design: Compact planting spaces have been given structure with ornamental grasses that will provide an aesthetic edge in front of homes yet keep walkways clear. Showy perennials have been used for extra visual interest at entrances. A 5'-0" clearance from the plants to the buildings has been used per geotechnical recommendations (related to drainage of water away from foundations). Aesthetically pleasing rock mulch with occasional boulders is planned next to buildings and within the shrub beds. A minimal amount of turf is used to conserve water, for practical maintenance reasons such as ease of mowing small spaces, and due to the risk of it dying quickly from pet owner over-use in the smaller spaces.

28. Common Areas and Open Space:

- a. Landscape pockets between groups of attached units are provided. All of the common area landscapes are intended to be maintained by the Metro District.
- b. The tree lawns that wrap the FDP (shown per context on the plans) are not a part of this application.
- c. The central green on Block 14 incorporates an accessible sidewalk and pedestrian connection to the future common area in Tract E to the northeast. These areas are carefully designed to enhance the pedestrian experience and provide access to these residents as well as the community as a whole.

29. Private Outdoor Living Areas: The areas on Block 26 with significant topography along Discovery Parkway described in the Setback section above will require retaining walls. The average wall height is 2.0 feet tall with a max of 5.2 feet tall. The landscape design has taken advantage of these retaining walls by integrating an extended outdoor living space. These areas have been carefully designed to provide additional private outdoor space for the residents and their pets. These areas include low maintenance landscape material and ground cover (mulch and /or pea gravel). This terraced area is envisioned to be both an amenity for the private residences and an aesthetic feature for the streetscape of Discovery Parkway.

30. Landscape Maintenance: Landscape maintenance for private areas are covered by the Party Wall Declaration and Agreement, which each homeowner will sign as part of living within this community. By signing the Party Wall Agreement, each owner agrees to maintain the exterior, (including but not limited to the exterior building surfaces, patios, garage, walls, fences, electric gates, downspouts, sprinkler systems, trees, shrubs, grass areas, walks, driveways, stairways, etc.) in a first class manner and in good working order, structural soundness and repair so as to maintain their attractive appearance. Each owner within the Party Wall Agreement shall have the right to enforce the covenants, restrictions and other provisions of this Declaration by any proceeding at law or in equity against the other owner, or any other person or persons violating or attempting to violate any covenant or restriction, either for injunctive relief or damages or both, and against the Property to enforce any Lien created by this Declaration.

Additional enforcement is provided by the STC Metro District covenants (Covenant Enforcement Committee, DRC inspections, compliance letters/notice of violation, fees and fines, notice and hearing procedures, rights of the DRC to access and correct violations, etc.) that have been approved and recorded in Boulder County on 4/14/15 (Reception # 03439339).

31. Irrigation: The Overall Irrigation Plan illustrates the proposed irrigation system layout. The detail sheets describe the system with notes and details. Landscape is provided for the initial development of the properties and is presented in conformance with the landscape plan provided. Longevity of the system is maintained through maintenance agreements built into the sales contract as part of the Party wall agreement. This solution provides for agreement among the interested parties with a documented agreement for maintenance.

32. Reuse Irrigation: The irrigation will tap into the existing reuse lines in two locations for

common area landscaping within Outlots (C, D, E, and H). Connections are at the intersection of Discovery and Central Park Way (Outlot E), and at the intersection of Promenade Drive and Central Park Way.

33. Landscape Materials: Landscape materials were selected using the landscape plant list provided in the Superior Town Center Design Guidelines as a reference. Although many of the trees, shrubs, perennials and ornamental grasses comply with the guidelines, a few additional genus, species and varieties were included to respond to conditions related to shade limitations and tighter planting areas. The following list provides specific explanations on why each of them were specified.
 - a. Red Barron Crabapple and Japanese Tree Lilac: Both have a more upright growth habit which allow them to be planted in closer proximity to buildings and other trees while maintaining a healthy space to mature.
 - b. Winter King Hawthorn: This variety grows approximately 10' taller than Thornless Cockspur Hawthorn and possesses all of the year around characteristics commonly found in hawthorns with limited thorns.
 - c. Bosnian Pine: This tree was specified to address the Town's request for an additional evergreen species to be included in the design. It was selected because of its compact and hardy growth habit (30' h x 15'w).
 - d. Pachito Manzanita: Low water use with an attractive spreading habit
 - e. Red False Yucca: Low water use with strong contrasting form
 - f. Hydrangea: Grow well in shaded areas with attractive summer color
 - g. Pimoko Dwarf Serbian Spruce: Compact and tidy evergreen growth habit
 - h. Ornamental Grasses: Possess similar characteristics to ones found in the Design Guidelines. The difference in the specified species and varieties come from the desire to meet guideline requirements while capturing varied and attractive sizes, colors, and forms.
 - i. Vibrant Dome Aster: Attractive color and shade tolerance
 - j. August Moon Hosta: Visual character and shade tolerance
 - k. Happy Returns Dwarf Daylily: Low water use, small size, shade tolerance, and long bloom time
 - l. Purple Leaf Wintercreeper: Low water use with a broadleaf evergreen spreading form. The intent is to cover a large area and provide shade for the Bosnian Pine root systems.
 - m. Azurri Satin Rose of Sharron: Large size, attractive color and extensive bloom time
 - n. Walker's Low Catmint: Similar characteristics to Six Hills Giant Catmint at a smaller scale
34. Overall, the intent of the proposed landscape is to provide year around interest in both form and color using a diverse planting pallet that works within the limits of the limited planting areas. Although some of the plant material listed is not specifically shown in the Design Guidelines, the design intent has been achieved by meeting the desired aesthetics and complimenting the other landscape plantings within the Superior Town Center.

Utilities & Drainage

35. Utility Infrastructure: The Utility Plans have been designed to include the domestic water system, sanitary sewer system, storm sewer piping and inlets, electrical distribution system, and private utilities (phone, cable, etc.).
36. Wet Utilities: Wet utilities (water, storm, and sanitary) in the perimeter streets have been designed as part of a prior FDP application package. The construction plans for this FDP include stubs/connections to accommodate the necessary extensions for additional wet utility infrastructure within Blocks 14 and 26. Refer to plans for easement layouts (width, configuration, etc.)
37. Water – Block 14: 8-inch diameter domestic public water main system will be looped through the block and connected to the perimeter street mains in two locations to provide fire and domestic service on a single loop. The proposed alignment provides service frontage for ten units internal to the site and a hydrant location at the midpoint of the block while limiting the number of utilities constructed in Village Green Lane.
 - a. Domestic water service taps for the units on the exterior of Block 14 will be obtained from main lines in the perimeter streets.
 - b. Water meter placement in the alley sections will be positioned such that the meter location is placed on the high side of the driveway entrance to the garage to minimize impact of the meter in the drive section. The relationship of the meter to the garage slab is such that the meter is adjacent to the garage entrance and will require relief from the 3 foot clearance from the building as required by public works. (Water meters are shown within the driveway apron for a total of 6 units on Block 14)
38. Sanitary Sewer – Block 14: Each private lane will have an 8-inch diameter domestic public sanitary sewer main. This main system will be connected within the perimeter streets. Sanitary sewer depth relative to Anticline Lane and Cannel Lane is proposed at a minimum depth to provide service to the Stacked Townhome units with clear dimensions from domestic water horizontally and vertically. Sanitary service for the Courtyard units will include a deeper placement of sewer to accommodate basements in the Courtyard product type. This section of the sewer main will include a proposed underdrain that is connected to the existing system in the perimeter streets.
 - a. Sanitary taps for the units within Block 14 will be obtained from the public mains within the private lanes and come in from the back of the units.
 - b. The underdrain proposed along the Courtyard product will be installed in a common trench with sanitary sewer. This underdrain will be installed as a precautionary measure to intercept subsurface water.
39. Easement within Outlot A: The water and sewer easement is proposed in the Outlot A portion of the site with variable width that includes 30 feet along the Village Green Lane portion accommodating water, sanitary and storm sewer. Other segments within Block 14 proposed as 26 feet which is contiguous with the outlot parcel boundary
40. Water – Block 26: Water services for the units on Block 26 will tap into an 8-inch diameter domestic public water main located in Discovery Parkway
41. Sanitary Sewer – Block 26: Sanitary sewer service for block 26 is provided with tap connections

- along the front of the units to an existing main in Discovery Parkway. There is no further proposed extension of the sanitary sewer public main proposed for service to block 26
42. Temporary Facilities: No temporary infrastructure is anticipated to support this FDP. Any temporary construction trailers and laydown areas will be located in undeveloped areas within the Town Center project but outside active construction zones.
 43. Drainage – Block 14: Drainage connectivity for Block 14 is provided at an existing storm sewer stub which will be extended in conjunction with this FDP. Rear lot drainage conveyance is provided along surface flow paths with an inverted crown in the alley which will enter the larger storm sewer system at an area inlet constructed at the existing storm sewer stub. Lot frontage areas in the greenway along the internal Stack units will drain to a local private system collecting roof drainage and sidewalk drainage along the frontage of the internal Stacked Units. Individual stubs will also be provided for rear lot roof drainage and patio drainage from the Courtyard units. The private storm drainage piping will be installed within Block 14 to connect to the proposed area inlet. Additional information is available in the Drainage Report.
 44. Storm Sewer Extension: The storm sewer extension in Outlot A will be located in the 30' foot utility easement. The private line extension will be addressed in conjunction with the Party Wall Agreement for the site.
 45. Drainage – Block 26: Drainage connectivity for Block 26 is provided at an existing storm sewer stub which will be extended in conjunction with this FDP. Runoff from the lot frontage areas of Block 26 will drain on surface to the Drainage system in Discovery Parkway. Rear lot drainage will collect in the inverted crown of the ally and concentrate at a proposed area inlet constructed in the general vicinity of the storm sewer stub constructed with Discovery Parkway. The storm sewer is sized such that the rear lot drainage from the portions of block 26 outside these FDP limits are accommodated in accordance with the master Drainage Plan in the alley section. Areas outside of Block 26 are diverted around the project area in infrastructure constructed with the perimeter roads. Additional information is available in the Drainage Report. The proposed storm sewer connection will be located in a 20' drainage easement as part of the district maintenance obligation to the Discovery Parkway right of way.
 46. Dry Utilities – Block 14 & Block 26: Preliminary designs for electrical utilities have been provided in this FDP submittal. In general, electric lines will be designed on one side of the building to accommodate for a bank of electric meters on the side of the building. The gas line backbone will be oriented on the other side of the buildings to accommodate for a gas meter bank on that side of the building. On site transformers and gas line locations will be coordinated with Xcel Energy. Electrical distribution lines (secondary lateral connections) will primarily follow the private lanes. Transformers will be located in utility easements. Gas utilities are proposed to minimize infrastructure requirements and will be coordinated with Xcel Energy. Dry utility easements will be established with Xcel as part of a separate instrument, once Xcel has finalized location and design of gas and electric layouts as well as meter banks.
 47. Telecommunication utilities are also expected to follow the electrical utilities in the “joint trench”.

Exterior Lighting

48. Exterior Lighting Approach: The primary goal of exterior lighting is to facilitate vision and enable people to identify hazards or threats. A quality lighting design will provide illumination for safety, guidance, and wayfinding through the area, while maintaining a dark sky friendly approach consistent with the Superior Town Center (STC) Design Guidelines.
49. Lighting Design: Key lighting design considerations for exterior lighting are glare control, color rendering, contrast, and energy efficiency. Prime consideration will be given to those luminaires that produce warm, inviting light with little or no glare.
50. Fixtures: Light fixtures and equipment have been selected per the reference criteria established in the STC Design Guides.
51. Building Mounted Lights: The primary lighting strategy is to illuminate the drive lanes from building mounted luminaires attached to the rear of the units. Low output, full cutoff luminaires (not to exceed 800 lumens) are preferred because they contribute to better contrast. The color temperature of 2700K is preferred for all building mounted luminaires and should not exceed 3000K. Drive lanes are prioritized for slightly increased light levels to improve visibility. This luminaire is to be full cutoff and will be mounted above garage doors facing the alleys. The color temperature shall also be 3000K or below.
52. Driveway Lighting: The average horizontal illuminance (measured in foot-candles) on the driveway will not exceed 2.0fc as given in the Town of Superior Land Use Code, Sec. 16-20-30 (4) d. Driveway lighting will be on photocells. This means they will come on automatically. The Metro District will enforce replacement of burnt out bulbs.
53. Pole-Mounted Site Lighting: Pedestrian-scaled light poles are consistent with the lights installed within the rest of the residential area and have been placed at locations where there may be pedestrian-vehicle conflict. Maximum light levels of 3.0fc occur directly under these light poles. However, some additional light is warranted at these locations to improve visibility and pedestrian safety.
54. Parking Lighting: Guest parking spaces are illuminated with the same pedestrian-scaled, pole-mounted lights referenced in above.
55. Design Guidelines: Street and common area lighting satisfies the requirements of Section 4.8 of the Design Guidelines and provides a pleasant aesthetic for residents.

Plat

56. Platted Lots & Outlots: As indicated above, the subdivision plat associated with this FDP will create privately owned single-family lots, and metro district owned outlots within the surrounding public rights-of-way. Private single-family lots are the individual properties that will be transferred to the builder and then sold as fee simple lots to private entities (3rd party homeowners) for ownership and maintenance after the houses are constructed. Outlots will be owned and maintained by the Superior Town Center Metropolitan District. Outlots, all of which are open to public use, will provide pedestrian and vehicular access within the site.

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Conclusion

Thrive Home Builders is an award-winning, nationally recognized homebuilder based in Denver and has been a leader in the design and construction of energy efficient homes since the early 1990s. Our company is founded on three core principles: energy efficiency, health, and a commitment to our local community. Thrive has built homes in several smart growth communities throughout the Denver area, including Bradburn Village in Westminster, Coal Creek Village in Lafayette, RidgeGate in Lone Tree, as well as continuing as one of the original builders in Stapleton.

Thrive's commitment to sustainability and energy efficiency has led to continued success and market differentiation, culminating in numerous awards, including the Department of Energy's award for innovation for the past five years. Thrive Home Builders is a local, "home grown" green builder committed to smart growth, green building and energy efficiency. As an award-winning organization, we remain true to our four core principles: mixed use, mixed income, age diversity, and environmental responsibility.

The Final Development Plan process with the Town of Superior has been a collaborative process with the Town Staff, the Superior Town Center Metro District, and Owner/Developer. The site design and architecture has been refined and enhanced throughout this process, and we are confident that this final application will enhance and effectively contribute to Downtown Superior.

This FDP submittal includes information related to the proposed construction of residential lots and infrastructure that will support the residential uses envisioned with the Approved PDA#3. The application complies with development parameters included in the PDA#3 and Design Guidelines as outlined above. We are requesting approval of this FDP with an increased setback of 8'-16' due to the special site conditions (an existing utility easement combined with significant grade), as well as a 3' increase in height (below the view shed and within the 10% administrative relief allowed by the Town of Superior Code). In exchange, we propose to become a devoted and committed community partner within Downtown Superior, helping the Town achieve a healthy, sustainable and timeless community.